



THE
A-TEAM

**RE/MAX
FIRST**

5601 DALTON Drive #105A, Calgary T3A 2E2

MLS® #: **A2113402**

Area: **Dalhousie**

Listing Date: **03/08/24**

List Price: **\$204,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 25-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **535**
Low Sqft:
Ttl Sqft: **535**

DOM

72

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring:
Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`9" x 11`7"
Nook	Main	8`0" x 6`0"
Storage	Main	9`5" x 3`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 5`9"
Bedroom - Primary	Main	12`6" x 9`2"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$398

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1 d100**

Legal Desc:	9312504	Monthly	Remarks
Pub Rmks:	Location! Location! Location! Walk to C-Train, Dalhousie School, Sir Winston Churchill High School, and Northland Village Mall! Welcome to this well-kept apartment w/ 1 Bed and 1 Bath in the desirable Dalhousie! This 535 sq. ft. condo offers an Open Concept design with newer Vinyl Flooring, the large Living Room is adjacent to the Kitchen and the Nook, a good-sized Bedroom, and a 4 pc Bath, there is a large in-suite storage area / Den for your convenience. You will also get an assigned parking stall with a plug-in, ample visitor parking, and off-street parking for all your guests and family. Well maintained Complex w/ coin-operated Laundry Room. Great Location: Walking Distance to Co-op, Canadian Tire, Parks, Playgrounds, and Public Transportation. Easy Access to the Hospitals, and the University of Calgary, and #10 Transit to the University and Downtown. Perfect Opportunity to own this fantastic condo for First Time Buyer or Investment Rentals.		
Inclusions:	Hoodfan		
Property Listed By:	Jessica Chan Real Estate & Management Inc.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



